

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Santa Clara

State: CA

PJ's Total HOME Allocation Received: \$9,042,941

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
				PJs in State: 92			
<u>Program Progress:</u>							
% of Funds Committed	89.92 %	90.22 %	45	90.66 %	44		46
% of Funds Disbursed	75.22 %	80.19 %	62	81.06 %	25		20
Leveraging Ratio for Rental Activities	9.51	5.73	1	4.62	100		100
% of Completed Rental Disbursements to All Rental Commitments***	77.25 %	72.76 %	45	81.27 %	19		21
% of Completed CHDO Disbursements to All CHDO Reservations***	71.15 %	60.11 %	34	68.23 %	43		46
<u>Low-Income Benefit:</u>							
% of 0-50% AMI Renters to All Renters	96.98 %	78.04 %	10	79.86 %	81		86
% of 0-30% AMI Renters to All Renters***	81.03 %	41.03 %	4	44.82 %	91		95
<u>Lease-Up:</u>							
% of Occupied Rental Units to All Completed Rental Units***	98.28 %	92.04 %	39	94.65 %	41		45
<u>Overall Ranking:</u>			In State: 11 / 92	Nationally:	82		84
<u>HOME Cost Per Unit and Number of Completed Units:</u>							
Rental Unit	\$16,041	\$32,339		\$25,419	232	Units	70.50 %
Homebuyer Unit	\$133,456	\$19,480		\$14,530	3	Units	0.90 %
Homeowner-Rehab Unit	\$25,079	\$26,371		\$20,251	84	Units	25.50 %
TBRA Unit	\$1,725	\$2,782		\$3,156	10	Units	3.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Santa Clara CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$112,360	\$196,667	\$25,405
State:*	\$125,042	\$108,908	\$27,200
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.15

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	53.5	33.3	65.5	60.0
Black/African American:	8.3	0.0	1.2	20.0
Asian:	10.5	0.0	3.6	0.0
American Indian/Alaska Native:	0.0	0.0	1.2	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	1.2	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	3.5	0.0	2.4	0.0

ETHNICITY:

Hispanic	24.1	66.7	25.0	20.0
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HOUSEHOLD SIZE:

1 Person:	50.0	0.0	65.5	60.0
2 Persons:	25.0	0.0	31.0	20.0
3 Persons:	13.6	66.7	1.2	10.0
4 Persons:	6.6	33.3	2.4	10.0
5 Persons:	3.1	0.0	0.0	0.0
6 Persons:	1.8	0.0	0.0	0.0
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	9.2	0.0	10.7	20.0
Elderly:	51.3	0.0	86.9	50.0
Related/Single Parent:	27.6	66.7	0.0	10.0
Related/Two Parent:	7.9	33.3	1.2	20.0
Other:	3.9	0.0	1.2	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	40.4	0.0 [#]
HOME TBRA:	0.0	
Other:	0.4	
No Assistance:	59.2	

of Section 504 Compliant Units / Completed Units Since 2001 168

* The State average includes all local and the State PJs within that state

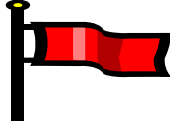
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Santa Clara State: CA Group Rank: 82
(Percentile)
State Rank: 11 / 92 PJs Overall Rank: 84
(Percentile)
Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	77.25	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	71.15	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	96.98	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	98.28	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	3.62	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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